BOOK 5040 PAGE 162

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

X Tony M. Groves
Affiant Tony M. Groves

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 1976

Notary Public

MY COMMISSION EXPIRES: 9-12-79

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
THOMAS, HALLBURTON & BALLIN
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Tony M. Groves (NAME)	National Mortgage Company (NAME)	
1433 1433 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	71-15
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	307

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LARRY T. BENNETT and wife, VIRGINIA M. BENNETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TONY M. GROVES and wife, GLENDA S. GROVES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 3 on the Map showing the subdivision of the Bradford and McClure Lands, being a re-subdivision of certain lots in the Brownsville Plan as of record in Book 21, page 9, Register's Office for said County, and being more fully described as follows:

BEGINNING at an iron pin in the southeast intersection of Riverside Drive and McKinnie Avenue; thence with the margin of Riverside Drive South 43 degrees West 150 feet to a point; being the northwest corner of the lot conveyed to Paul V. Guiles and wife, by deed from G. J. Ingraham and wife, of record in Book 2346, page 3, said Register's Office; thence with the Guiles northerly line, southeasterly 182 feet to a point; thence with the north 2 degrees East 234 feet to a stake in the southerly margin of McKinnie Avenue; thence with the margin of the same, southwesterly 22.7 feet to the point of BEGINNING.

BEING the same property conveyed to Larry T. Bennett and wife, Virginia M. Bennett by virtue of a warranty deed from James E. Posey and wife, Eva R. Posey of record in Book 4397, page 29, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all easements and rights of public record.

This is unimproved ( ) improved (X) property, known as 1433 Riverside Drive, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of June, 1976

X Larry T. Bennett
LARRY T. BENNETT

X Virginia M. Bennett
VIRGINIA M. BENNETT

STATE OF TENNESSEE
DAVIDSON County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LARRY T. BENNETT and wife, VIRGINIA M. BENNETT

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of June 19 76

Commission expires 9-12-78

Notary Public

STATE OF TENNESSEE
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

D 5 5 9 4 2

IDENTIFICATION REFERENCE

JUN 29 11 25 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

JUN29	CONV	23,000.00			
JUN29 S TAX			B*	59.80	
JUN29 PB FEE			B*	.50	
JUN29	W DEED		B*	4.00	* 64.30